



Artist impression

## BRAND NEW FREE-STANDING DISTRIBUTION FACILITY IN MELBOURNE'S PREMIER WESTERN LOGISTICS CORRIDOR. AVAILABLE Q4 2022

**Secure your future and beat the market with this ultimate warehouse opportunity adjacent the future proposed Altona Intermodal Terminal.**

### **SALTA PROPERTIES IS PROUD TO OFFER FOR LEASE THIS INDUSTRIAL FACILITY COMPRISING:**

- 20,089 SQM DISTRIBUTION WAREHOUSE WITH A HIGH-QUALITY 603 SQM SINGLE LEVEL OFFICE
- 3,792SQ M OF HARDSTAND
- 14M WIDE CANTILEVERED CANOPY
- 5 WEATHER PROTECTED ON GRADE ROLLER SHUTTER DOORS
- 5 RECESSED LOADING DOCKS
- BUILDING RIDGE HEIGHT APPROX. 13.7M, AND A SPRINGING HEIGHT OF 10M
- WAREHOUSE SLAB LOADING - 6 TONNE POINT LOAD
- 88 CARPARKS
- TOTAL SITE AREA 29,649 SQM

This brand-new facility will be constructed on Salta's Nexus Altona Industrial Estate located 19kms from the Port of Melbourne, situated in close proximity to major arterial roads including the Western Ring Road and the Princes Freeway. The warehouse offers excellent operational functionality, designed for major logistics and distribution requirements, providing access to High Productivity Freight Vehicles of up to 32m in length and 68.5-77.5t in weight. The facility will have 14m cantilevered canopy, five on grade roller shutter doors, five weather protected internal recessed loading docks, and a 10m clear internal height to the underside of the portal haunch.

The warehouse will be located adjacent the future proposed Altona Inland Port, a rail-based terminal which is connected directly to the Port of Melbourne via a dedicated turnout onto existing ARTC freight tracks. The new Altona Inland Port is expected to deliver significant cost savings and efficiencies transferring containers to and from the Port of Melbourne when compared to road transport.

Existing high-profile tenants in the estate include Maersk and ACFS Port Logistics, with other major logistics operations including DHL, Toll & Silk close by.

### **For leasing enquiries call**

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